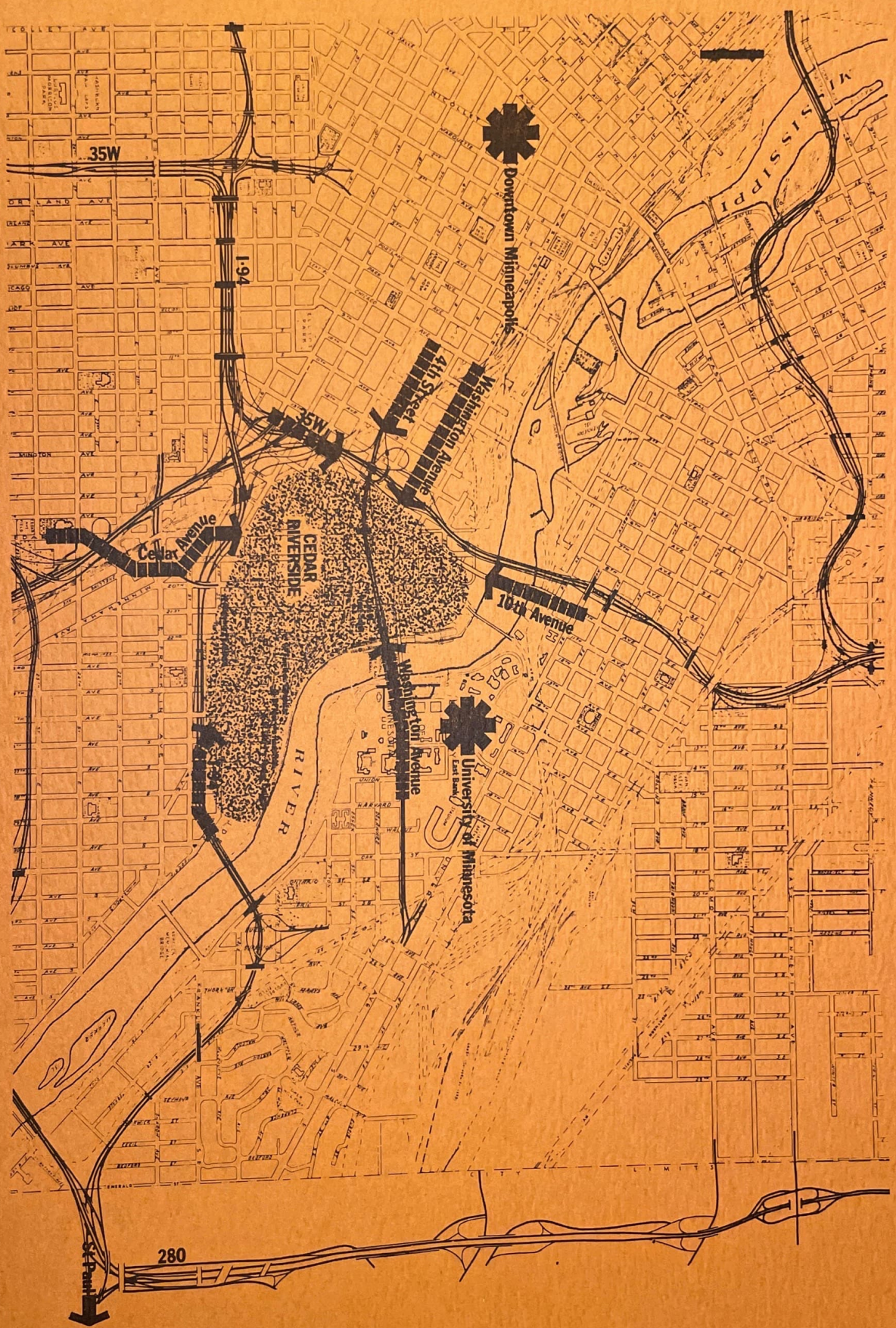


An aerial photograph of the Cedar-Riverside neighborhood in Minneapolis, Minnesota. The map shows a grid of streets, including Cedar Avenue running vertically on the left and Riverside Avenue running diagonally from the bottom left towards the center. Numerous trees are scattered throughout the landscape, particularly in the upper right and along the streets. The text 'CEDAR-RIVERSIDE' is faintly visible in the upper left quadrant. The title 'PROPOSED DEVELOPMENT PROGRAM 1972-1975' is printed in large, bold, black capital letters in the lower right quadrant, with the years '1972-1975' in a smaller font size below the main title.

**PROPOSED
DEVELOPMENT
PROGRAM 1972-1975**

CEDAR-RIVERSIDE NEW COMMUNITY

Cedar-Riverside is located in the center of the most important corridor of development and activity in the Twin Cities Metropolitan Area.



**PROPOSED
DEVELOPMENT
PROGRAM 1972-1975**

CEDAR-RIVERSIDE NEW COMMUNITY

CEDAR-RIVERSIDE ASSOCIATES, INC.
1929 SOUTH FIFTH STREET
MINNEAPOLIS, MINNESOTA 55404

MAY 1972



Cedar-Riverside is a 340-acre community located a dozen blocks from downtown Minneapolis. It is situated on the banks of the Mississippi River and has direct access from the interstate highway system serving the metropolitan area. The present character of Cedar-Riverside is strongly influenced by the medical-education complex that has evolved there over the past years and by the more recently established cultural arts community. The Cedar-Riverside New Community will complement these activities with balanced housing, and commercial and social services.

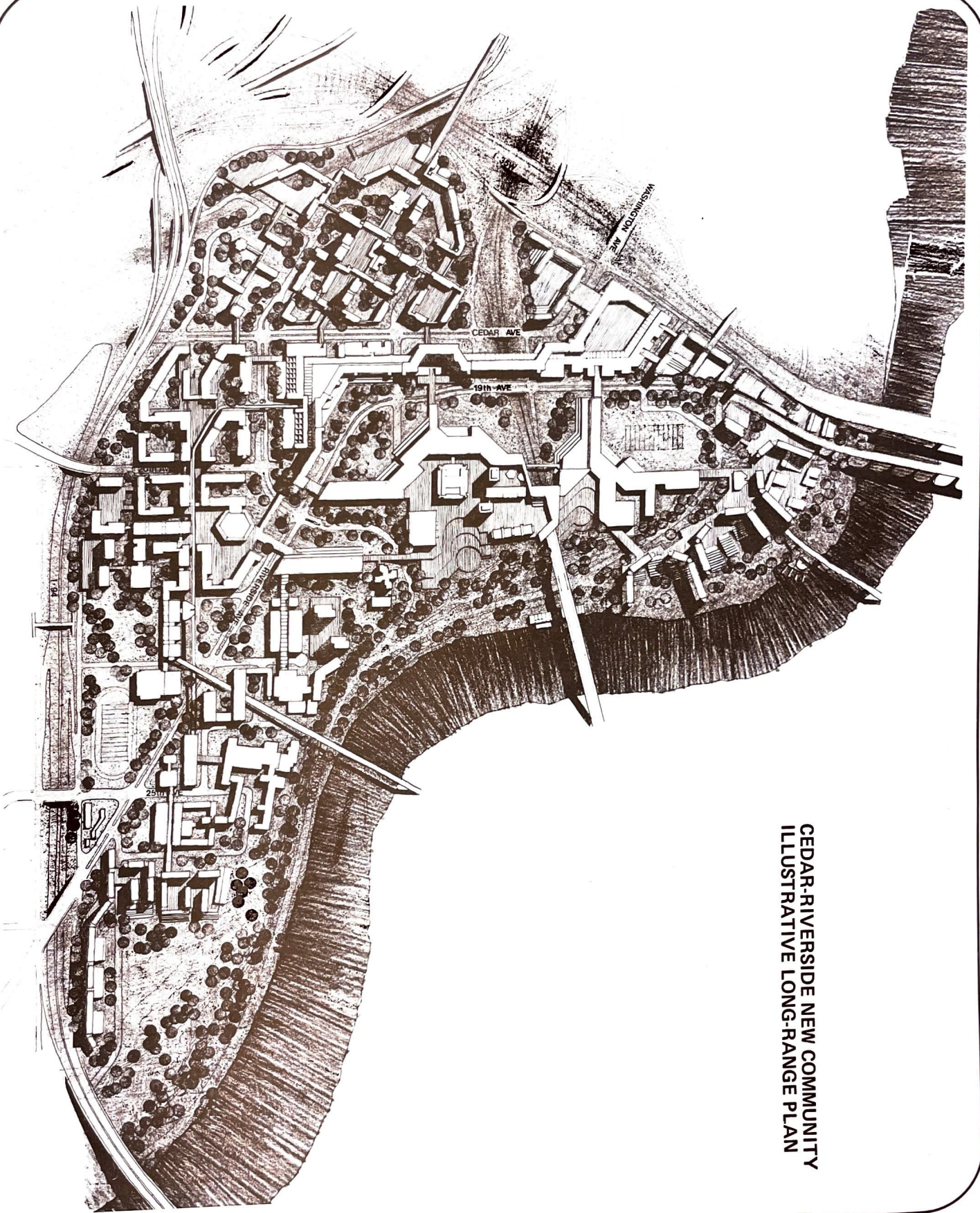
As the first new-town-within-a-city in the United States to receive a New Communities Land Loan Guarantee, Cedar-Riverside offers an unparalleled opportunity to create a high quality of life. Rebuilding of the area will occur by stages over a 20-year period. To maintain the social fabric of the community, demolition and relocation will occur only when necessary for construction.

By 1990, some 30,000 people will live in the Cedar-Riverside New Town's 12,500 dwelling units. Almost half of the housing will be within the means of people of low and moderate incomes. Innovative community facilities and services of excellent quality and commercial development necessary to provide a balanced and self-sustaining urban residential community will be offered to the residents. Pedestrian and vehicular traffic will be separated throughout the entire community.

CONTENTS

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CEDAR-RIVERSIDE NEW COMMUNITY
ILLUSTRATIVE LONG-RANGE PLAN



INTRODUCTION

This document presents Cedar-Riverside Associates' development program for the Cedar-Riverside New Community to be implemented during the next three years. It is part of a larger program to be carried out over a period of from 15 to 20 years.

The successful development of a new social as well as a new physical community in Cedar-Riverside will require the joint efforts of many persons and organizations and the concerted endeavors of a host of public and private agencies and public officials. In the end, credit must be given to all who have worked to achieve the vision of what Cedar-Riverside can become and of what it can mean to the City of Minneapolis and the metropolitan area.

The development of the program contained here is one more in a series of steps designed to make it easier for all parties involved—public and private—to coordinate their efforts in the development of Cedar-Riverside. Cooperative, closely scheduled, ongoing work is required. Every project undertaken within Cedar-Riverside must be viewed as part of a total program for the development of the community. This report describes the key elements of such a program for the next three years.

Some of the specific guidelines for the conduct of this program include:

- Joint, comprehensive planning by public agencies, private developers, and community institutions
- Planning within the prestated, publicly presented objectives of the Cedar-Riverside Urban Renewal Plan
- Practical planning of social and human services for the existing community and the expanded future community
- Staged, coordinated development, using innovative processes and applicable technology
- Combining resources available through federal, state, and local assistance programs
- Making best use of human resources within the community

Substantial benefits are expected to result from the public/private/institutional partnership in the development of Cedar-Riverside. These include:

- Large quantities of housing that meets the needs of a wide range of family types and income levels
- An exceptional new community that meets the objectives of the Urban Renewal Plan and New Communities Act.
- Strengthening of some of the city's most valued institutions and better utilization of some of the city's most attractive land
- New living accommodations in a vital, interesting neighborhood, which should help to halt migration from the city
- Preservation and enhancement of some of the key assets of the area

As the principal private interest in the area, Cedar-Riverside Associates will maintain a continuing planning program and will serve as a catalyst for obtaining all types of development. They will present development proposals for public review as segments of a total plan in accordance with the schedules outlined herein. They will continue to provide private funding to help stimulate significant social, cultural, and community programs, and will seek and coordinate New Communities federal assistance programs for the benefit of the total community.

As in the past, the Housing and Redevelopment Authority will provide leadership and coordination of planning and development for the entire community. The Authority will help obtain commitments for the financing of low-income and moderate-income housing, as appropriate. It will initiate public programs for the development of pedestrian walkway systems, river and park improvements, and street and utility improvements consistent with the total community plan. And it will coordinate and monitor all development in the area.

Additional information regarding the programs described herein may be obtained from Cedar-Riverside Associates.

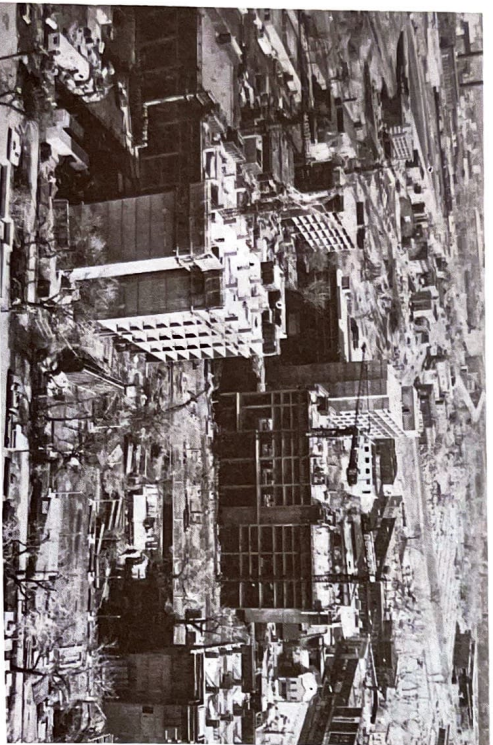
CEDAR-RIVERSIDE TODAY

A PROGRESS REPORT

The Cedar-Riverside area has long been the subject of proposals for redevelopment; but within the last few years, dramatic changes have taken place that will help make areawide development a reality. Interstate Routes 35W and 94 now surround the Cedar-Riverside area on three sides. The University of Minnesota is developing approximately 65 acres as an extension of its 50,000-student campus. Augsburg College and the regional hospitals located in the area have expanded. And new bridges and street systems have been built in and around the area.

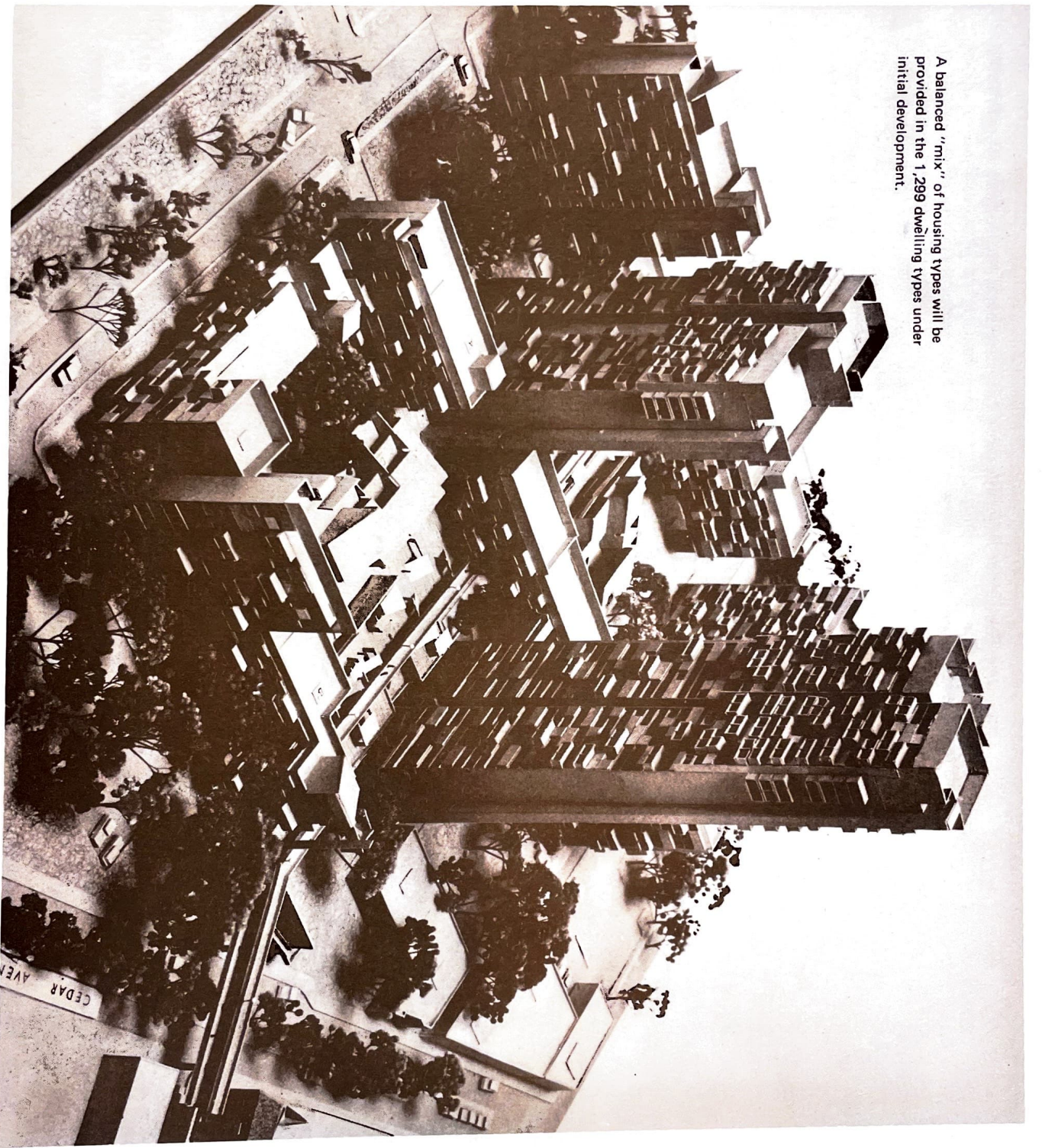
Recently, several notable accomplishments have provided the opportunity for Cedar-Riverside Associates to move forward in their development program:

- Approval by the Metropolitan Council of the New Communities application, December 2, 1970
- A redevelopment contract signed with the Minneapolis Housing and Redevelopment Authority on August 13, 1971, to move ahead with the construction of 1,299 units of housing and ancillary neighborhood facilities
- A contract signed with the Minneapolis Housing and Redevelopment Authority for purchase of 117 units of Turnkey public housing, August 13, 1971
- Formal planning statements jointly prepared by the University of Minnesota and Cedar-Riverside for coordinated land-use (August, 1971) and street system (November, 1971)
- A New Communities Project agreement signed December 9, 1971, insuring \$24 million in land loan guarantees
- A \$20,000-grant from the National Endowment for the Arts to the Minnesota State Arts Council in cooperation with Cedar-Riverside Associates, February 12, 1972
- Approval by FHA of initial closing documents, February 24, 1972, for 1,182 units of housing
- Endorsement by the Cedar-Riverside area institutions of an Open Space application for funding through the Legacy of Parks Program in May, 1972. These funds will assist in initiating the riverfront and elevated pedestrian open space systems.



Construction of first stage housing of 14 buildings with 1,299 apartments began in June, 1971.

A balanced "mix" of housing types will be provided in the 1,299 dwelling types under initial development.



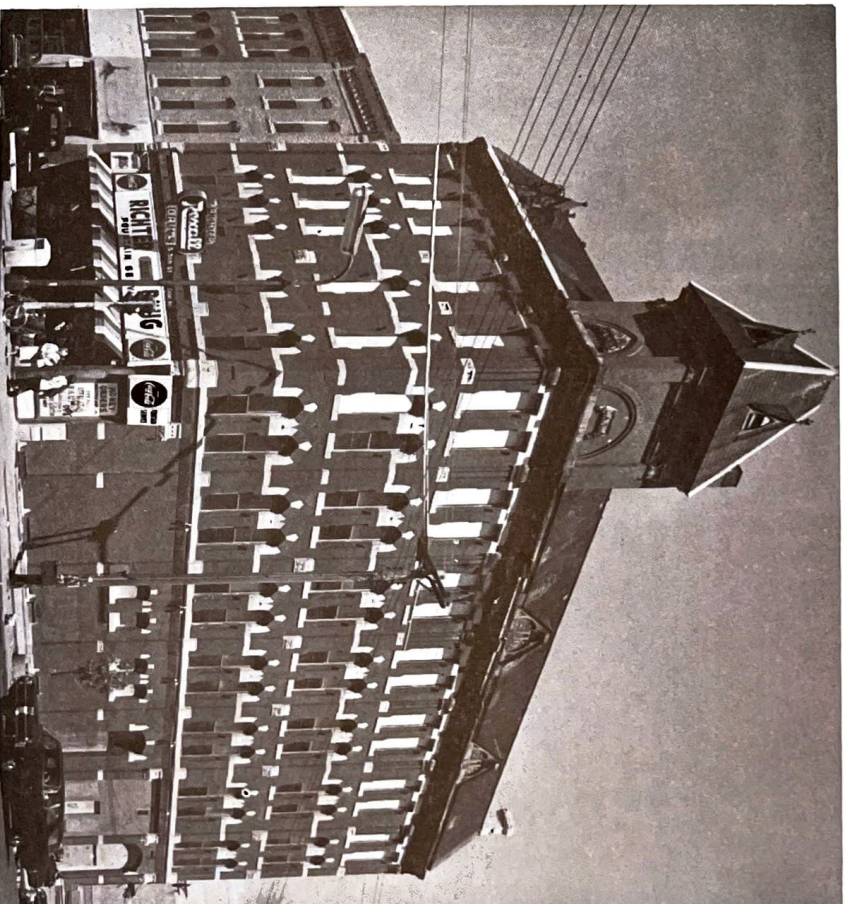
Construction of the Cedar Square West housing area, the first stage of development within the Cedar-Riverside New Community, began in June, 1971. Some 1,300 dwelling units and related neighborhood services are under development in Stage I. Of these, 117 units are being built for occupancy as low-income housing, about 550 units for occupancy by moderate-income tenants, and about 630 units for occupancy by middle- and high-income tenants. Although Cedar Square West Stage I is designed for high density, multi-family occupancy, the units will be provided in a variety of types and sizes. Occupancy will begin in the summer of 1972, and regular increments of housing will become available thereafter.

The outstanding features of this Stage I development include economically integrated housing having an architectural design that makes no distinctions between high-income, middle-income, and low-income residents; a pedestrian plaza and climate-controlled walkway system that is vertically separated from vehicular traffic; an ungraded elementary school; and day care, health, and recreational facilities.

Subsequent stages of development within the Cedar-Riverside New Community are expected to include additional types of housing: condominiums, town houses, luxury units, and forms of cooperative housing. The 540 units of public housing for the elderly already built in the community add to the variety of household types.

The Community Centrum will connect these proposed residential neighborhoods with institutional uses and will serve as a community, commercial, and cultural focus in the new town. In addition to a hotel, offices, and stores, a wide range of community and cultural activities are being planned in the Centrum.

Efforts are being made to integrate and preserve the distinctive character of Cedar-Riverside. Buildings such as Dania Hall (dedicated in 1886) are being preserved, and ingenious architectural and urban design solutions are being put forward. These efforts will help create a sense of history in the Cedar-Riverside New Community.



Existing Dania Hall can be used to integrate the old with the new.

The map illustrates the University of Minnesota Academic Center campus and its surrounding areas. Key features include:

- HOUSING:** Several areas are designated for housing, including a large area in the top left and smaller areas near the river.
- SATELLITE COMMERCIAL:** Areas designated for satellite commercial use are located near the river and in the top right.
- THE COMMUNITY CENTRUM:** Located near the top center of the map.
- UNIVERSITY OF MINNESOTA ACADEMIC CENTER:** The central part of the map, featuring the main academic buildings.
- AUGSBURG ACADEMIC CENTER:** Located near the bottom center of the map.
- FAIRVIEW AND ST. MARY'S HOSPITALS:** Located near the bottom center, adjacent to the Augsburg Academic Center.
- OPEN SPACE:** Various areas throughout the campus are designated as open space, including a large area near the river and smaller pockets within the academic centers.
- MISSISSIPPI RIVER:** The river flows along the right side of the map.
- Streets:** Labeled streets include Cedar Ave, 19th Ave, 20th Ave, 25th, and I-35W.
- North Arrow:** Located in the top left corner, pointing towards the top of the page.

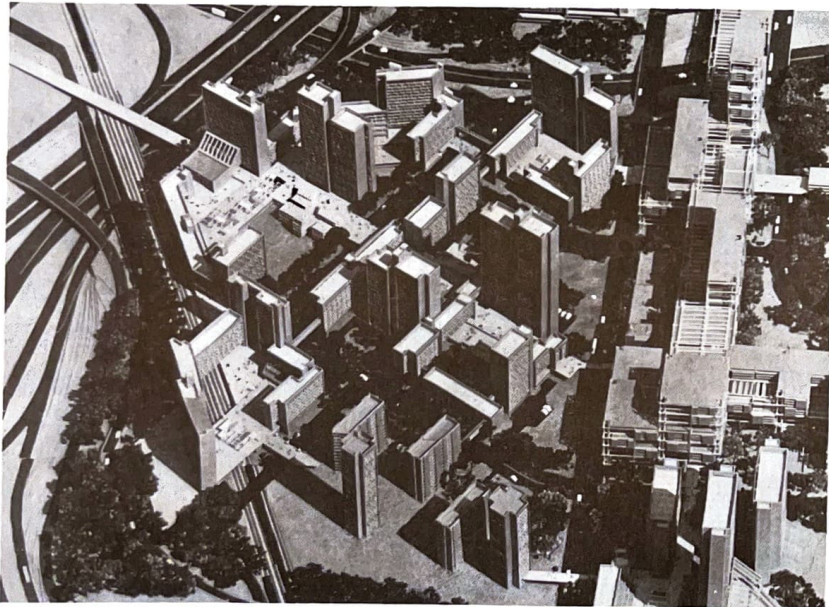
DEVELOPMENT PROGRAM 1972-1975

The development program for Cedar-Riverside in the period from 1972 through 1975 consists of five major construction projects, the provision of community services, and the upgrading and rehabilitation of the existing community. The 1972-75 program is designed to meet specific community objectives.

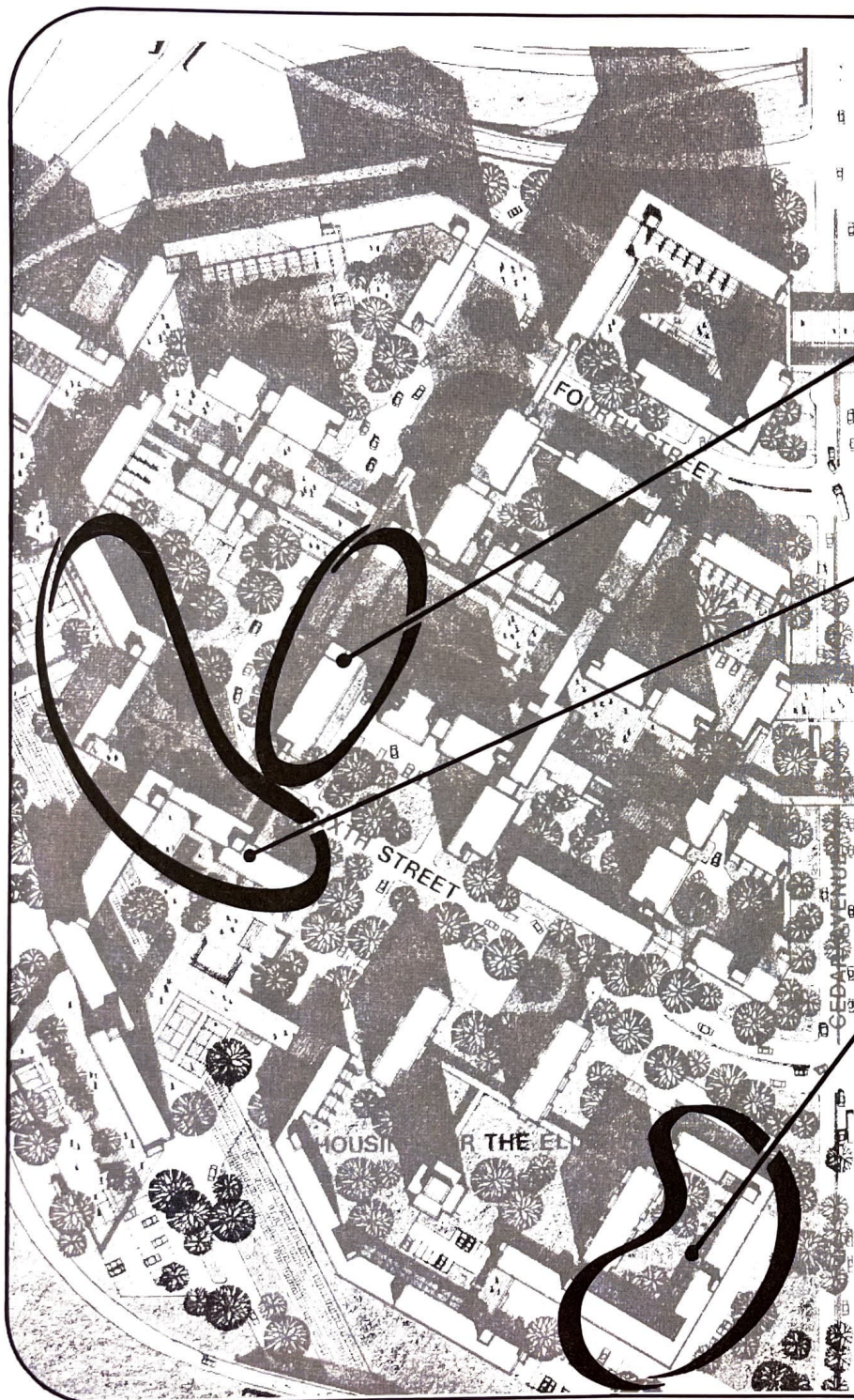
By 1990, the Cedar-Riverside New Community will contain some 30,000 people living in approximately 12,500 dwelling units. As part of the long-range development, the new community will also have some 1.5 million square feet of commercial development plus community and cultural facilities.

PROJECT ONE

CEDAR SQUARE WEST HOUSING



OBJECTIVES: To provide needed housing at a full range of rentals and to expand housing choice. To plan and construct housing with integrated community and commercial services. To undertake a sequence of development that complements and enhances existing housing, and to provide services for the elderly for present Cedar-Riverside residents as well as for tenants in proposed housing.



Cedar Square West (II-A)

Housing: 98 moderate-income units
(optional condominium)

Parking: 98 spaces

Design - 1972
Construct - 1972-73
Occupy - 1974

Cedar Square West (II-C)

Housing: 362 dwelling units
100 leased low-rent
130 moderate-income
132 middle-income

Commercial-Community: 15,000 square feet plus outdoor
park space

Parking: 362 spaces

Design - 1972-73
Construct - 1973-74
Occupy - 1975

Cedar Square West (II-B)

Housing: 200 congregate units
150 moderate-income units
Elderly
50 moderate-income units
Handicapped

Community: 2,000 square feet commons space
3,000 square feet cafeteria and kitchen

Parking: per ordinance

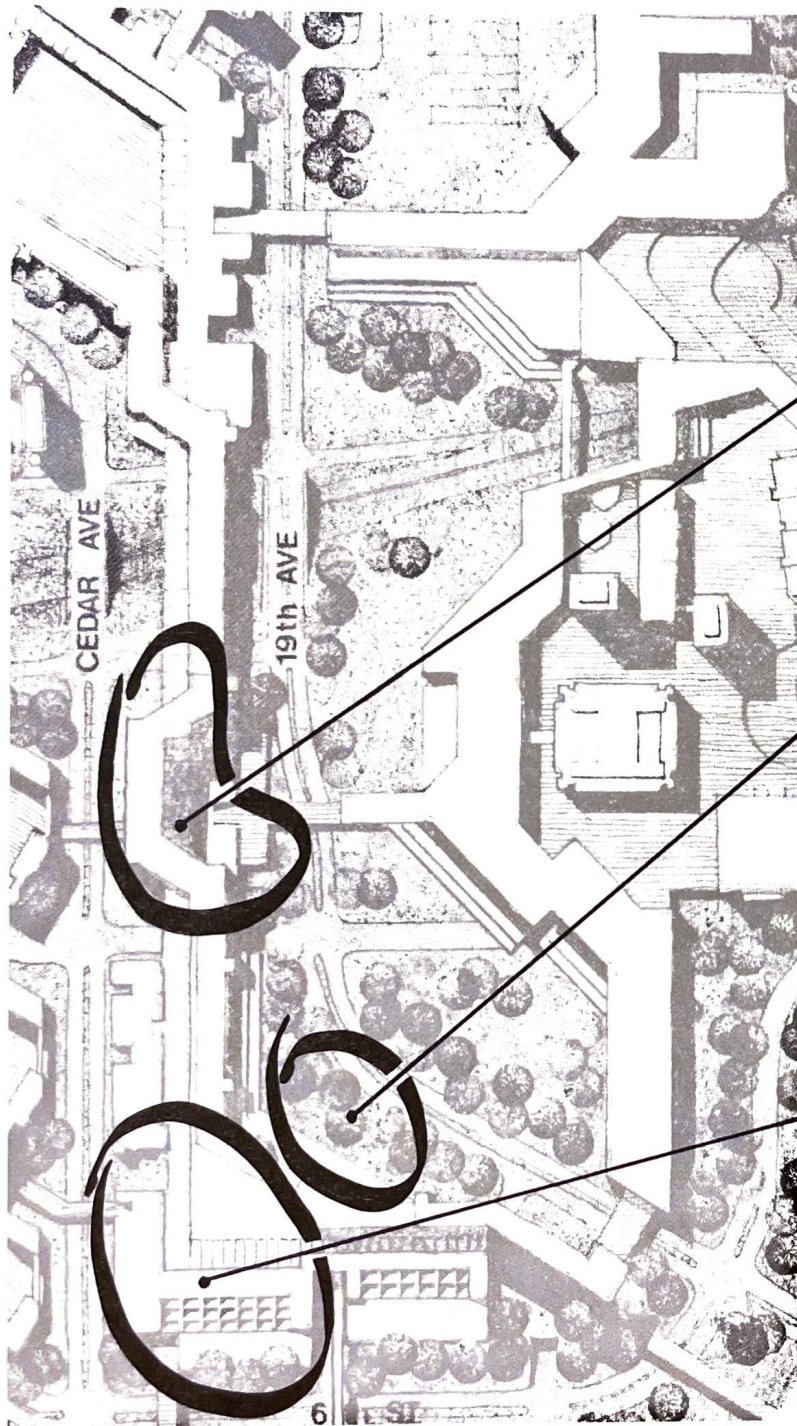
Design - 1972
Construct - 1973
Occupy - 1974

PROJECT TWO

THE COMMUNITY CENTRUM

OBJECTIVES: To form a community service center of 14 acres with a combination of housing, cultural, community, retail, and general commercial uses to serve the Cedar-Riverside community. To promote development in a multi-use fashion to ensure viability and convenience (include a range of interests, entertainment, varying use at different times of day, etc.). Integrate convenience systems in the hub of the Community Centrum (walkways, joint parking with University, public transit in cooperation with Metropolitan agencies, etc.).





Centrum (I-A, motor hotel, conference facilities, and offices)

Motor Hotel: 300 units 150,000 square feet
 Conference Facilities: 20,000 square feet
 Parking: 465 spaces

Design - 1972
 Construct - 1973
 Occupy - 1974

Office Space: 125,000 square feet

Design - 1972
 Construct - 1974
 Occupy - 1975

Performing Arts Facility

A facility for the performing arts for use by community and metropolitan area, to be planned and developed with the assistance of the National Endowment for the Arts and New Communities.

Estimated 60,000 square feet

Design - 1972-73
 Construct - 1973-74
 Occupy - 1975

Centrum (I-B, commercial, housing, community space)

Includes integration of Dania Hall into development complex.

Commercial and community space: 160,000 square feet
 (including offices, retail and community services)

Housing: 300 dwelling units

200 semi-luxury

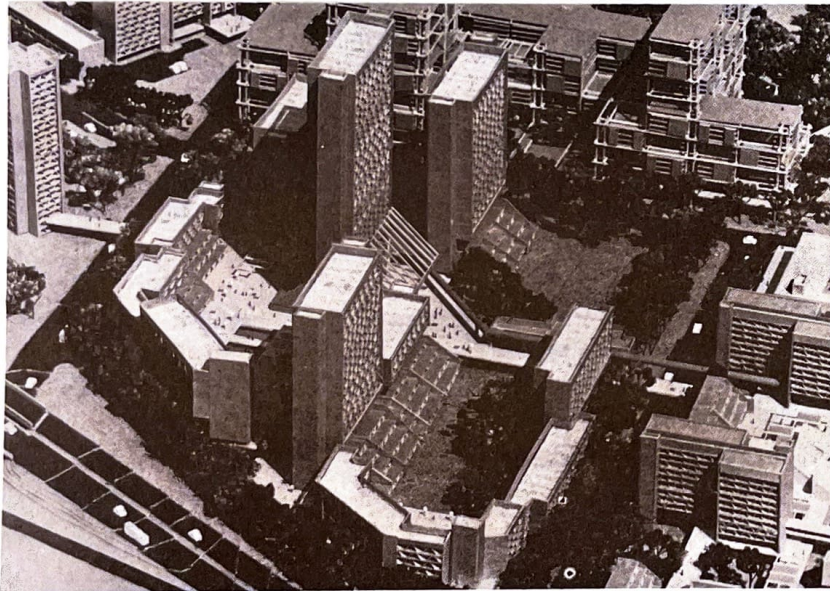
100 condominium

Parking: 460 spaces

Design - 1972
 Construct - 1973
 Occupy - 1974

PROJECT THREE

CEDAR SQUARE EAST HOUSING



OBJECTIVES: To make use of underdeveloped property. To extend the housing program, providing additional units in all rental ranges. To enhance the south "entrance" into the Cedar-Riverside community, making an identifiable and attractive approach for residents and visitors. To provide pedestrian bridges from the Minneapolis Housing and Redevelopment Authority Cedar-Hi project for the elderly and other residents to convenience retail and service facilities east of Cedar, facilitating shopping for these older people and encouraging trade for the area merchants.

6th STREET

CEDAR AVENUE

20th AVENUE

I-94

Cedar Square East

Housing: 300 dwelling units as part of early development of 1,000 D.U.'s

50 leased low-rent

100 moderate-income

150 middle-income

Neighborhood Facilities: 5,000 square feet

Parking: 300 spaces

Design - 1972-73

Construct - 1973

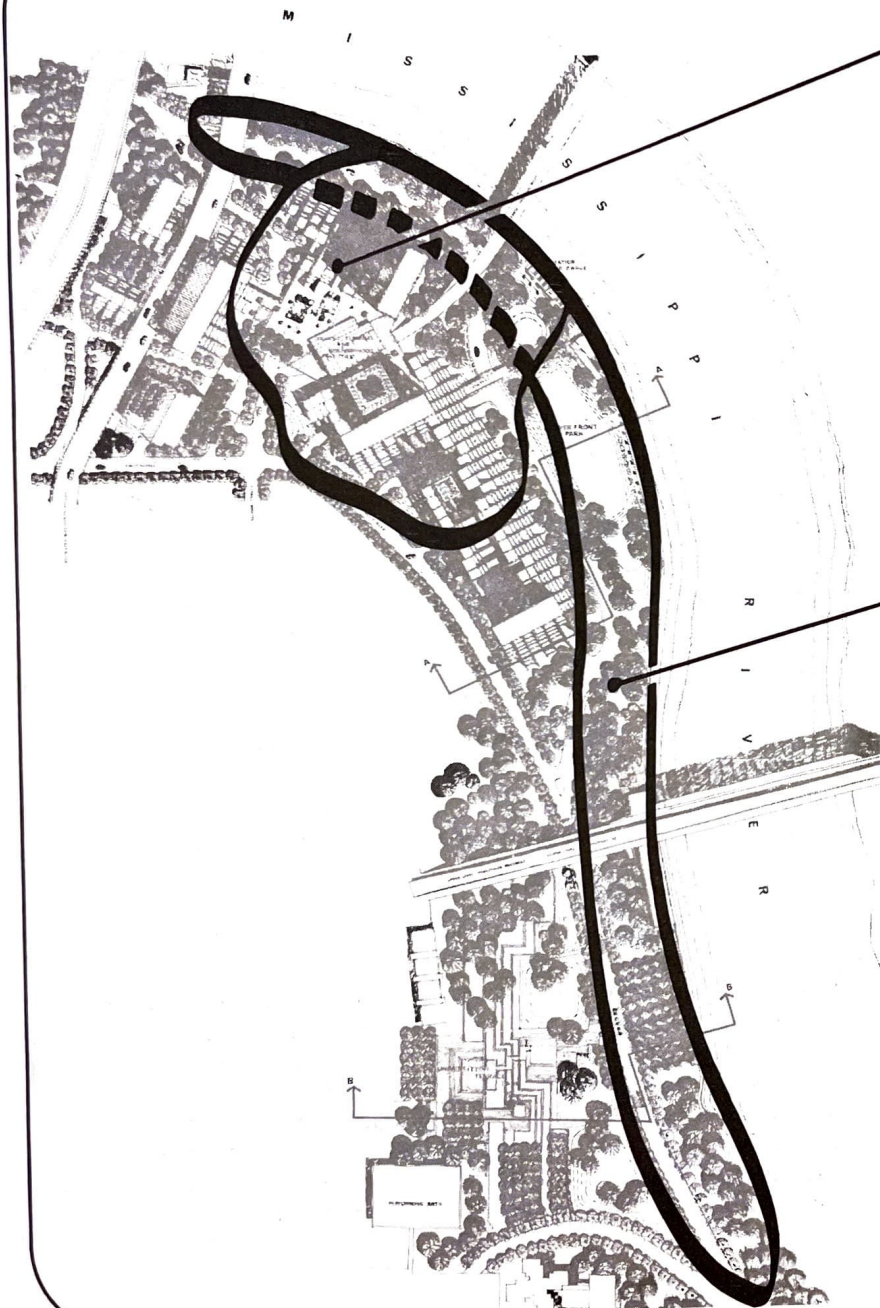
Occupy - 1974-75

PROJECT FOUR

RIVERBLUFF HOUSING AND RIVERFRONT IMPROVEMENT

OBJECTIVES: To integrate a housing program for the Riverbluff area with a Riverfront public open space program. Developed jointly by public and private efforts, these areas can produce an expanded housing and open space program which will provide a variety of recreational activities, such as marinas, restaurant, a band shell, ice rinks, and indoor tennis facilities. To provide a residential transition in the Riverbluff section between the University of Minnesota's West Bank Campus and the river's edge. Such a transition would provide for pedestrian movement through the housing area as well as vertical movement to the river's edge. This circulation pattern will encourage the use of the Riverfront as well as provide convenient access to the Riverfront park. As part of a unified city-community open space plan, the Riverfront park will become the focus for recreational activities and will supplement the more passive activities of the Riverbluff residential area. The physical character of the Riverfront area, with its spectacular bluffs, forested areas, and parklands, provides an unusual urban opportunity to fashion a series of open spaces and housing opportunities that can be enjoyed by the people of the entire community.





Riverbluff I

Housing: 1,200 dwelling units as part of early development of 2,050 D.U.'s

190 low/moderate income (rental)
 50 low/moderate income (cooperative)
 410 middle income (rental)
 150 middle income (cooperative)
 200 semi-luxury (rental)
 200 semi-luxury (condominium)

Neighborhood Center: 40,000 square feet
 Parking: 1,200 spaces

Design - 1972
 Construct - 1973-74
 Occupy - 1975

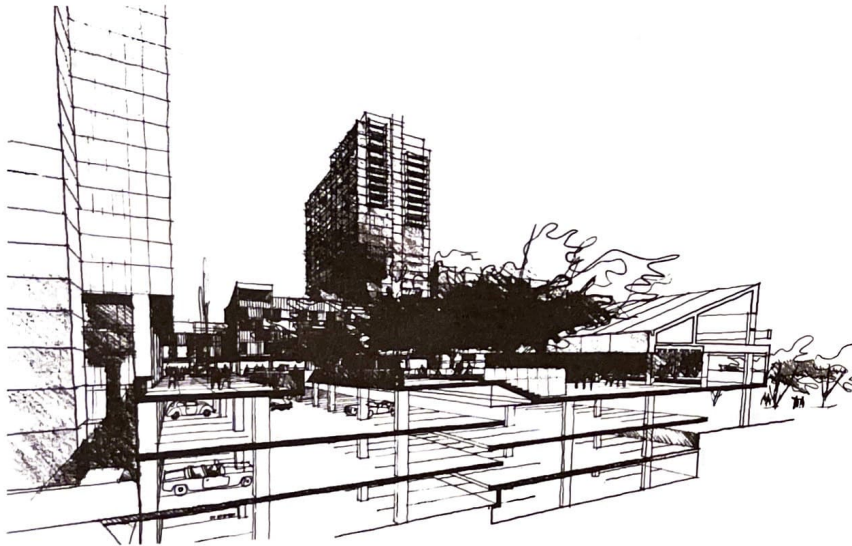
Riverfront Improvements (Public)

Development of the public river edges in accord with goals of the Riverfront Advisory Committee of the City of Minneapolis and as part of a unified Open Space Plan for the Cedar-Riverside area will provide an easily accessible and usable series of recreational spaces. By providing walking paths, bicycle paths, picnic areas, landscaped hills, play areas and other community facilities, the development plan for the Riverfront will transform this area into a significant open space for the enjoyment of area residents and the city as a whole. The Legacy of Parks and Neighborhood Facilities programs are expected to provide funds for portions of this initial phase of riverfront development.

JUL 72

PROJECT FIVE

SINGLE PERSON HOUSING AND JOINT PARKING FACILITIES



OBJECTIVES: To provide, through private development, convenient and inexpensive housing for single people. To use available building methods or systems that assure economy while maintaining efficient management. To provide compact, versatile components for economies in space and costs. To promote, through careful design and management, a feeling of community and personal identity. To reduce the total Cedar-Riverside area parking requirements through multiple-use parking facilities. To locate parking facilities where travel time and distances from major community access points will be reduced.

Single-Person Housing (Optional Sites 1, 2, or 3)

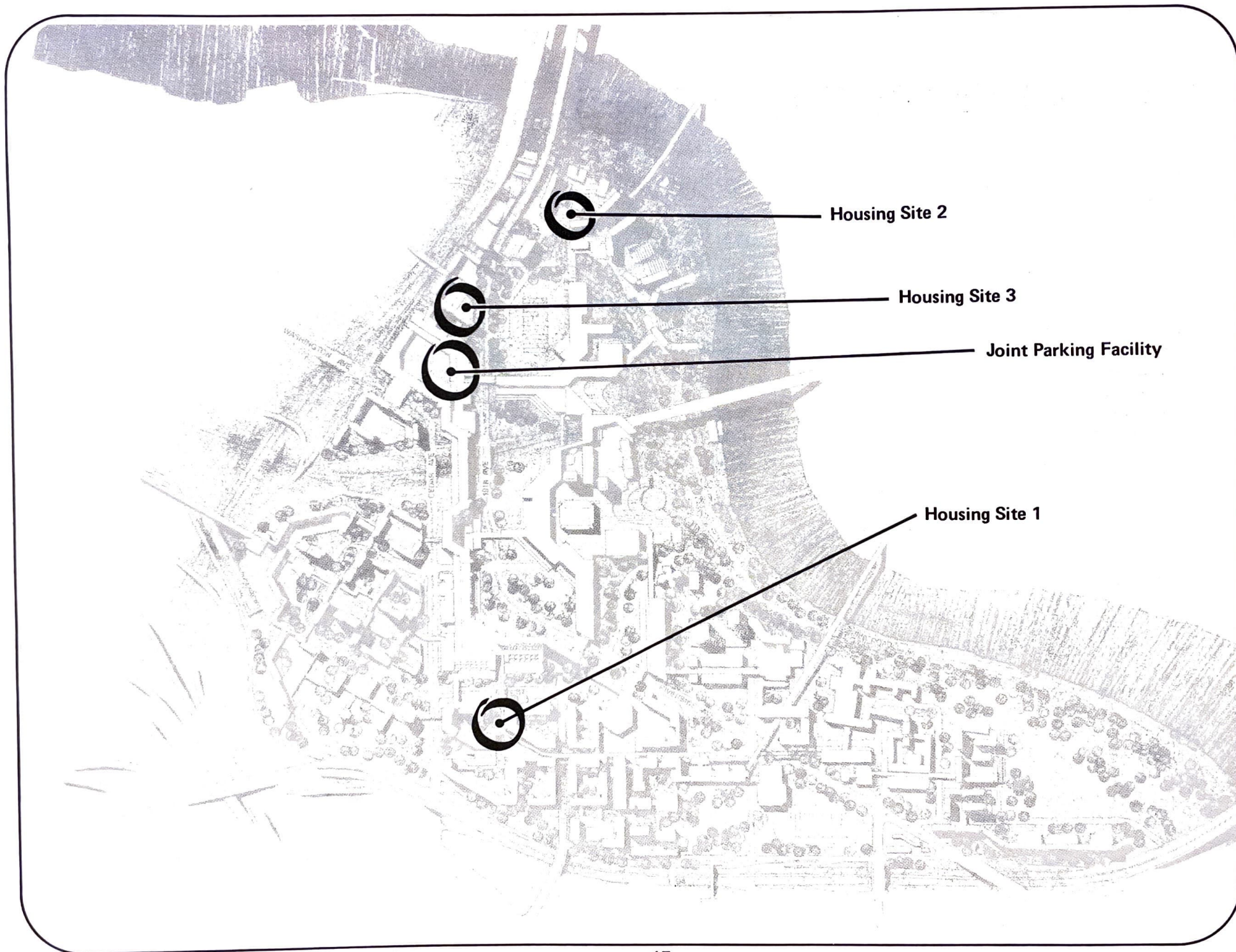
200 dwelling units (200 studio type, individual living units)

Core facilities containing laundries, fully equipped kitchens and dining areas, lounging and game rooms

- Provide space for essential furnishings, allowing for individual choice as to arrangements and decoration of unfurnished units; provide maximum built-ins for furnished units
- Allow for experimentation in appealing to people of differing ages and economic levels
- Provide housing for persons who are ineligible for public assistance but who still must live economically
- Encourage, through design and management practices, an environment that offers possibilities for both privacy and companionship

Joint Private-Institutional Parking Facility (500 Spaces) (Optional with Site 3)

Development of this joint parking facility with the University of Minnesota will satisfy immediate parking demands. Joint multiple-use of spaces is to be accomplished by combining the nonconflicting peak demands of private and institutional activities. This facility is part of the long-range Cedar-Riverside new community plan and recognizes the relationship between convenience for both private and institutional users and vehicular access requirements.



DATA SUMMARY-PROJECTS 1-5

Housing — Economic Profile

Low income*	220
Moderate income*	698
Middle income*	942
Semi-luxury*	600
Single-person housing	<u>200</u>

TOTAL UNITS 2,660

*Includes home ownership — Total 500 units

Commercial Summary

Hotel, Conference Facility, and Office:	295,000 square feet
Commercial and Community Space:	160,000 square feet
Parking:	625 spaces

Development Cost

Housing	\$46,500,000
Commercial	17,850,000
Public Facilities	4,000,000
Performing Arts Facility	<u>5,500,000</u>

TOTAL \$73,850,000

JUL 72

COMMUNITY SERVICES

Community Services. Cedar-Riverside Associates is currently planning for and will assist in the implementation of a range of innovative human services to improve the quality of urban living and environment—in short, to humanize the urban environment. General objectives are:

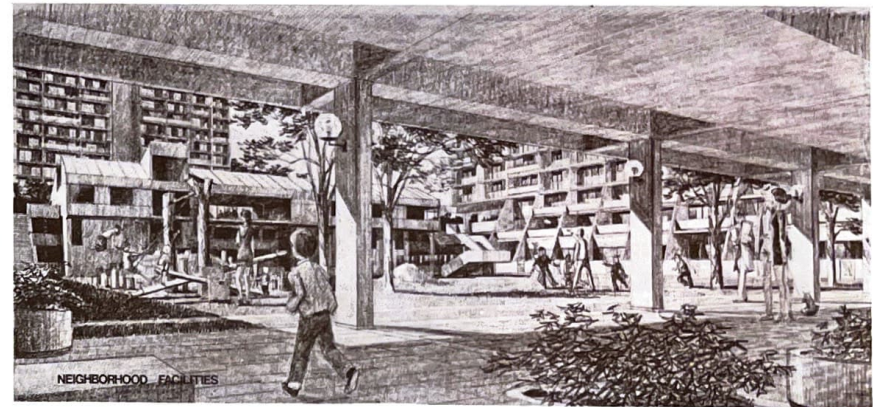
To encourage a variety of services for a range of residents having a varied demographic mix. To experiment with innovative delivery systems, using a “multiuse of facilities” technique. To provide convenient access to service, and to plan and design facilities with housing and commercial uses. To use existing facilities in Cedar-Riverside where appropriate and encourage needed services to augment those already provided in the community.

The neighborhood facility in Cedar Square West Stage I will provide:

- Space and coordinated planning for education and day care centers
- Health clinic and a range of medical and dental services
- Available community, religious space, social service agencies
- Flexible recreational and leisure time
- Center for communications network

Other Cedar-Riverside community services will include:

- Riverfront recreation plus use of existing structures and improvements
- Outdoor theatre
- Community Centrum
- Entertainment (daytime and nighttime)
- Walkways and cycle paths
- Life-long educational opportunities
- Maximum sharing of existing community facilities
- Access to a multitude of institutional resources



UPGRADING THE PRESENT COMMUNITY

Upgrading the Present Community. A part of the current Cedar-Riverside Development Program is the revitalization and welding together of the entire Cedar-Riverside Community, both old and new. By renovating the existing commercial buildings along Cedar Avenue, a link will be provided between new development, the existing community, and the historic past. In the late 1800s, Cedar Avenue was the main street of the Scandinavian immigrant community. Today, arts and crafts and community services flourish, providing a unique opportunity to make Cedar Avenue once again the main street of a vital community.

Area-Wide Goals: To establish a comprehensive framework for the entire community. To include sign control, lighting systems, a standardized community information system, street furniture, landscaping, and building renovation guidelines as well as a conceptual framework for developing a vital, expanding commercial center.

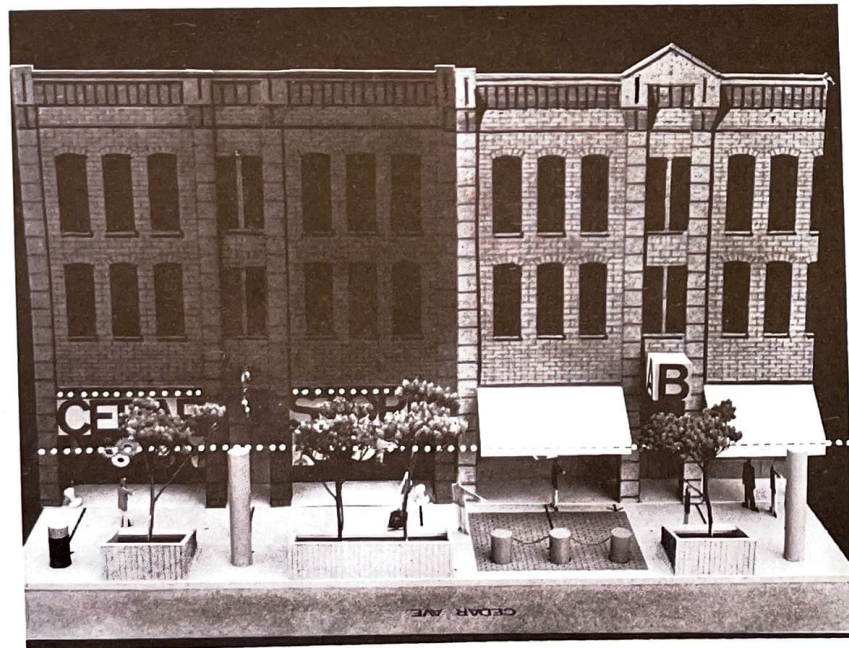
West of Cedar: Immediate programs are to improve buildings; to clean-up/paint-up shop fronts and backs (to relate to Stage I); and to refurbish existing parks and alleys with new landscaping, lighting, and street furniture.

East of Cedar: Renovation of block between 4th and 5th Streets, including creation of additional shop space, renovation of the back-alley side of structures to integrate with new parking ramp and additional commercial spaces. Also, new landscaping, lighting, and graphic systems.

Seven Corners: Rejuvenation already started with Theatre in the Round and Dudley Riggs will continue with shops and restaurants highlighted by new landscaping, lighting, and graphics. A reevaluation of the intersection in terms of land use, traffic flow, and safety conditions is necessary concurrent with revitalization.

Services: Efforts will continue toward involvement of area residents in practical, ongoing ways in the planning for the community.





Model of Preliminary Revitalization Concept - Cedar Avenue

SUMMARY

ACCRUED PUBLIC BENEFITS

- 1,860 units of *housing* to serve an estimated 4,000 people
- An *economic boost* through new construction and channeling of federal programs into the city
- *Employment* opportunities for construction trades and project-related workers and businesses, with emphasis on employment of minority workers and businesses
- Estimated additional \$2,000,000 per year of real estate property taxes
- Continuing and evident fulfillment of the stated objectives of the *Urban Renewal Plan* and *New Communities Act*
- Upgrading of the *existing environment* through careful design, integrated and correlated site planning throughout the community, fine architectural concepts, and rehabilitation of the best of the old community
- *Removal* of an additional 14 acres of *blighted property*
- Creation of a *cultural and arts* setting for the community and the metropolitan area
- Provision of a *laboratory* for ecological and technological studies related to urban rebuilding

It is proposed that all projects described herein be initiated prior to 1975. Altogether, they will produce:

- 1,860 housing units, approximately 40 percent of which will be available for persons of low and moderate income
- Approximately 435,000 square feet of new office, hotel, and retail space
- A first segment of the Community Centrum, designed to house community and cultural activities (together with business and apartment uses) and a facility for the performing arts
- A mixture of housing accommodations representing the needs of virtually every segment of the population
- A substantially improved community environment, including the beginning development of an expanded river park system, more attractive streets and public open spaces, and the initial elements of a full complement of public facilities and services.

Probably nowhere in the country is there a more promising and exciting program for the revitalization of a portion of the inner city. This program, like many other programs, must be made up of many individual steps. The major steps projected for the next three years have been described here.

FACTS ABOUT THE CEDAR-RIVERSIDE NEW COMMUNITY

Name: Cedar-Riverside New Community

Developer-Owner: Cedar-Riverside Associates, Inc.,
Cedar-Riverside Properties and
Cedar-Riverside Land Co.

Organization: Cedar-Riverside Associates, Inc.,
General Management - University
Community Properties, Inc., Prop-
erty Operations - Cedar-Riverside
Properties, Land Investment Part-
nership - Cedar-Riverside Land Co. -
New Communities Land Holding
Company

Management Group: Henry T. McKnight, Chairman of
the Board
Keith R. Heller, President
Gloria M. Segal, Vice President and
Treasurer
Donald A. Jacobson, Director of
Planning and Development
Harry J. Jensen, Jr., General Man-
ager
J. Kimball Whitney, III, Director of
Commercial Development
Bruce W. Burton, General Counsel

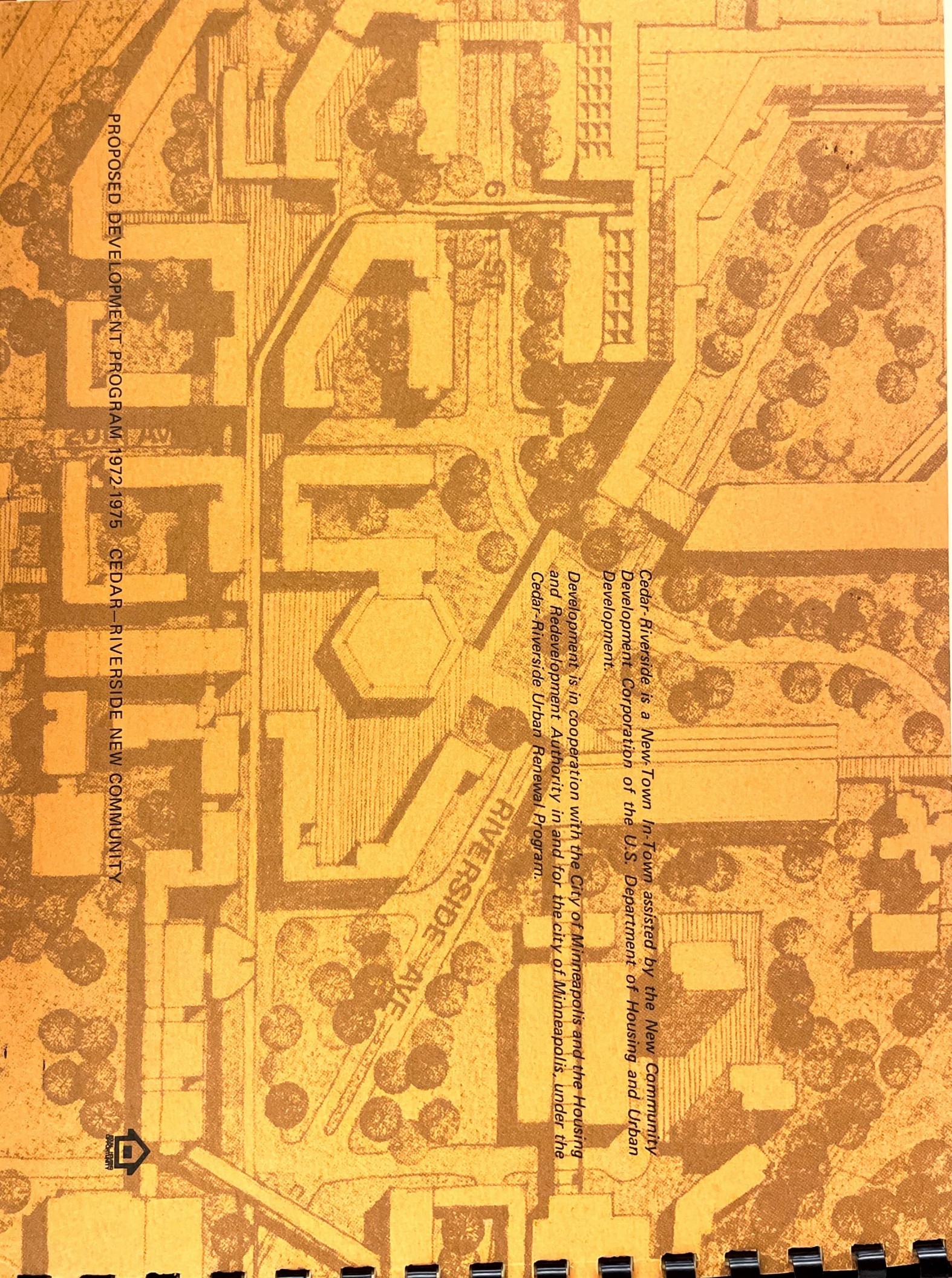
Location: Central Minneapolis, Minnesota,
bounded by Interstate Routes 35W,
94, and the Mississippi River

Land Area: 340 acres total; 100 acres available
for private development, the bal-
ance occupied by the University of
Minnesota, Augsburg College, St.
Mary's Junior College, two hospi-
tals, public housing for the elderly,
and portions of the Minneapolis
park system

Development Program: Housing: 12,500 units
Retail and Services: 450,000 sq. ft.
Office: 800,000 sq. ft.
Commercial Services: 300,000 sq. ft.
plus major community and
cultural facilities

**Primary Public
Agencies Involved:** City of Minneapolis
Minneapolis Housing and Redevel-
opment Authority
Minneapolis Board of Education
Minneapolis Park Board
University of Minnesota
Metropolitan Council
Metropolitan Transit Commission
Minnesota State Highway Depart-
ment
Federal Housing Administration
HUD New Communities Adminis-
tration

**Consultant Team and
Specialists:** Ralph Rapson & Assoc. Inc. Project
Architect
Barton-Aschman Associates, Inc.
Planning and Coordination
Lawrence Halprin & Associates,
Inc. Environmental Planning
Sasaki, Walker Associates, Inc.
Environmental Design
Heikki von Hertzen, Community
Development
Hammer, Greene, Siler Associates
Economics
Dr. David Cooperman, Sociology
Bor-Son Building Corporation Con-
struction Planning & Program-
ming
Gingold-Pink Architecture, Inc.
Associate Architects
Crosier, Greenberg, Partners, Struc-
tural Engineering
Michaud, Cooley, Hallberg, Erick-
son Energy Mechanical Systems
Paul Rosenthal, Construction Man-
agement
Arthur Naftalin, Urban Processes



Cedar-Riverside is a New-Town In-Town assisted by the New Community Development Corporation of the U.S. Department of Housing and Urban Development.

Development is in cooperation with the City of Minneapolis and the Housing and Redevelopment Authority in and for the city of Minneapolis, under the Cedar-Riverside Urban Renewal Program.

PROPOSED DEVELOPMENT PROGRAM 1972-1975 CEDAR-RIVERSIDE NEW COMMUNITY

